

**MINUTES OF HISTORICAL ADVISORY BOARD
REGULAR MEETING OF THURSDAY, NOVEMBER 3, 2005
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM**

Chair Anderson called the meeting to order at 7:02 pm. Secretary Eliason called the roll.

MEMBERS PRESENT: Chair Anderson, Vice-Chair Miller, Board Members Iverson & Lynch.

MEMBERS ABSENT: Board Member Tilos.

STAFF PRESENT: Secretary Eliason, Emily Pudell, Planner II, Debbie Gremminger, Recording Secretary.

Chair Anderson welcomed new Board Member Janet Iverson to the Historical Advisory Board.

MINUTES:

M/S (Lynch, Miller) to approve the minutes of the regular meeting of October 6, 2005 with corrections. 3-0-1-1.

Ayes: 3; Noes: 0; Abstain: 1 (Iverson); Absent: 1 (Tilos); Motion carries.

AGENDA CHANGES AND DISCUSSIONS:

None.

ACTION ITEMS

1. Appointment of a Historical Advisory Board member to the Transportation Subcommittee. *(Continued from the 10-6-05 mtg.)*

At this time, the Board has declined the invitation to serve on the Transportation Subcommittee. Ms. Eliason will inform the Board of any upcoming information that would be of interest to this Board.

2. Certificate of Approval, 500 Central Avenue, Applicant: Tony Wong. The applicant is requesting a Certificate of Approval for the unauthorized removal of more than thirty percent (30%) of the value of the historic structure, located at the above address. According to AMC Section 13-21, removal of more than 30% of the value of the structure, is defined as demolition. Without prior approval of a Certificate of Approval, the property is subject to a five year stay in the issuance of any building or construction-related permit. The site is located at 500 Central Ave. within the R-5, General Residential Zoning District. (Applicant is requesting this item be continued to the December 1, 2005 mtg).

Ms. Eliason informed the Board that the applicant has requested a continuance to the December 1, 2005 meeting. Mr. Wong is currently working with Staff to develop a compliance plan to resolve the outstanding historic preservation issues that are associated with this site.

Board Member Lynch fears the structure will continue to deteriorate if left untouched for another month.

Ms. Eliason advised the Board that staff is currently working with the applicant to stabilize the building to prevent any further deterioration

M/S (Miller, Anderson) to continue this item to the December 1, 2005 meeting. 4-0-1.

Ayes: 4; Noes: 0; Absent: 1; (Tilos). Motion carries.

REPORTS:

3. Historical Advisory Board's consideration of whether to recommend to the City Council that it designate the structure at 2320 Lincoln Avenue as a Historical Monument. (EP).

Emily Pudell presented the staff report. This item is before the Board at the request of Board Member Lynch. In 2003 a historical evaluation of 2320 & 2322 Lincoln Avenue was performed by the Architectural Resources Group (ARG). The report concluded that neither building maintains all aspects of integrity as set forth by the National Register of Historic Places.

In addition, this property has also been evaluated in the New Alameda Free Library Project Property Acquisition for Parking EIR, and researched by members of Alameda Architectural Preservation Society (AAPS). Based on the information provided, the building at 2320 Lincoln Avenue has been determined to be the oldest commercial structure in Alameda that is still intact, and was believed to be part of Alameda's former Chinatown district.

Because the structure is listed on the Historical Building Study list, it is subject to demolition control protection under the Historical Preservation Ordinance. Staff has recently met with the property owners and they have indicated that they do not support the recommendation to

designate their property a Monument due to a lack of financial incentive and delays in the public hearing process for the proposed structural alterations they have planned.

Based on the conclusion of the ARG report, the existing demolition controls, and the owner's opposition, Staff cannot support the recommendation to designate the property at 2320 Lincoln Avenue a Historical Monument.

Chair Anderson opened the Public Hearing.

Jeffrey Ow, spoke in favor of the recommendation and has done further research on the property which he included in a letter submitted to the Board.

Kevin Frederick, AAPS, spoke in favor of the recommendation.

Board Member Lynch read an article by Woody Minor, which indicates that the structure located at 2320 Lincoln Avenue, formally known as the "Encinal Saloon", was erected in the late 1860's and is oldest and most intact surviving commercial building.

In response to Chair Anderson inquiry about whether the proposed project plans would come before this Board for approval, Ms Eliason stated that a Certificate of Approval from this Board will be required for the proposed demolition of more than 30% of the structure. The application is tentatively scheduled for the January 5, 2006 meeting.

In response to Vice-Chair Miller's inquiry regarding the level of protection for a monument, Ms Eliason stated that the HAB has purview over any structural modifications for all designated monuments. There are also stricter penalties for any unauthorized demolition.

In response to Vice-Chair Miller's question regarding whether the owner's consent is needed recommendation, Ms. Eliason answered in the affirmative.

Board Member Iverson advised the Board that she would like more time to consider this. She asked that the Board continue this item to a future meeting.

M/S (Iverson, Miller) to continue this item until the January meeting for further consideration.
4-0-1.

Ayes: 4; Noes: 0; Absent: 1; Motion carries.

WRITTEN COMMUNICATIONS:

Invitation to the Webster Renaissance Completion Celebration to be held on Friday, November 4th at Hawthorne Suites on Webster Street.

ORAL COMMUNICATIONS:

Board Member Lynch would like to place Andy Pagano name on the City's street naming list. Staff noted her request.

STAFF COMMUNICATION:

Ms. Eliason informed the Board that comments and review for the Section 106 report for the new design of the Cineplex and Parking Garage is scheduled for the December 1, 2005 agenda.

ADJOURNMENT:

M/S (Miller, Lynch) to adjourn meeting at 7:36 pm.

Respectfully Submitted by:

Cynthia Eliason,
Secretary, Historical Advisory Board

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